

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
NOVEMBER 20, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Sarasin, Kimenker, Everett, Moriarty
Alternates Present: Brady, Brewer
Absent: Somers
Staff: Vandenbosch, Galetta

Vice Chairman Sarasin called the meeting to order at 7:01 p.m. Sarasin sat Brady for Somers. Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-46 – 14 Pearl Street; Joseph Murli, owner/applicant; Replace chimney. PIN #261918410376

Joseph Murli, owner of 14 Pearl Street, presented to the Commission to propose replacing the existing chimney on his home. The chimney is not original to the structure and the applicant plans to replace it with something more fitting to the period of the house. The house was originally a Cape Cod style structure. A previous addition made changes to the chimney and narrowed it. Currently the fascia boards do not meet the chimney and the chimney is not as tall as it should be. A galvanized-steel, gas fireplace flue which is visible from street will also be replaced with a masonry chimney. The new chimney will be approximately 3' above the peak of the roof but it will not encroach on the adjacent window. Blue stone will be used on angled portions of the firebox and for the chimney cap. The Commission felt that, because of the steepness of the angles, brick rather than blue stone would be more appropriate on the chimney. The applicant will change to brick for the angles but the cap will remain blue stone.

The following exhibits were presented:

- Photographs

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing was closed at 7:20 p.m.

HDC 12-47 – 36 West Main Street; Jerome Properties I, LLC, owner; Renee Gwaltney, applicant; Signage. PIN #261918319084

Renee Gwaltney of Westerly is opening a shop at 36 West Main Street which is owned by Jerome Properties I, LLC. She appeared before the Commission to propose signage for her new shop which will have a physical address of 40 West Main Street. The sign will be hanging and attached to existing brackets.

The following exhibits were presented:

- Photographs
- Detail drawing

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing was closed at 7:24 p.m.

Vice Chairman Sarasin sat Brewer as a voting member in place of himself.

HDC 12-48 – 27 Gravel Street; Michael Sarasin, owner/applicant; Modification to chimney. PIN #261918422097

Sarasin recused himself and presented to the Commission to request permission to install a chimney cap. The proposed cap will sit on the north chimney which has two flues. One of the flues does not draw well and the proposed cap is designed to increase the draw of the chimney. The cap will sit to the side and has a fan that is designed to increase the efficiency of the chimney. The proportions of the cap are 11½” tall from base of unit to top and 14” square. The applicant feels that esthetically it will fit in with other caps in the surrounding neighborhood.

The following exhibits were presented:

- Photographs
- Fan design and specifications

Commissioner Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:32 p.m.

The public hearing portion of the meeting was closed at 7:35 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-48 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1871.

Sarasin reseated himself to discuss the first two items of public hearing.

HDC 12-46 – 14 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1872.

HDC 12-47 – 36 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1873.

III. PRE-APPLICATION HEARINGS

Sally McGee, owner of 368 Noank Road, appeared before the Commission to propose the replacement of roof shingles on her home. The recent storm damaged enough of the existing shingles that the applicant is having the entire roof shingled. The proposal is to replace gray 3-tabs with gray architectural shingles.

Michael McKinley, Greg Fedus, and Eric Burns appeared before the Commission regarding adjoining buildings located at 23 West Main Street that are owned by Jerome Properties I LLC. The buildings are known as 23-25 West Main Street. Located at 23 West Main Street is a one story building that was formerly a retail shop. At the location known as 25 West Main Street is a two story building with a retail shop situated on the ground floor. A local restaurateur has expressed an interest in using the vacated space to open a restaurant. This will be a restaurant on two levels as the proposal includes an expansion to the rear of the building and the use of some vacant space on the second floor of 25 West Main. A covered walkway is planned to allow access to the second floor. Most of the changes to the property are in the rear of the building with the exception of the walkway which will be visible from the front. The Commission previously approved a covered walkway in the back; however, that approval has expired and there are fire safety requirements that change the look of the structure originally approved. The restaurant entrance from West Main Street will be at #23 with the back of the building used for the kitchen and the rear exit. The first floor retail business at #25 will continue to operate while the second floor will be built out for use by the restaurant. Doors and windows will remain as they exist with the exception of a second floor window at #25. The area at the rear of the building on the parking lot side is proposed for a dumpster/recycling containers/grease containers enclosure. Currently there is an existing enclosure which is in need of repair. It will be rebuilt using the same materials and reconfigured in order to give better access from the alley. The enclosure is approximately 7' tall and the rear of the building serves as the back of the enclosed area. The Commission felt that from West Main Street very little will be seen and in the back the area will be cleaned up and improvements made. The roof will need to be repaired and replaced. The current shingles are a jumble of different products and the replacement roof will give some uniformity to the structures. The plan calls for wooden siding on the buildings.

IV. PUBLIC COMMUNICATIONS

Staff noted that a letter was received from the Town Clerk advising that Commissioner Moriarty was appointed as a regular member of the HDC. Staff also noted that a letter was received from the Town Clerk advising that Donna Brewer has been appointed as an alternate member of the Commission

Vice Chairman Sarasin stated that he has received notice that the Historic District Commission is being sued by Robert and Mary Pat Mayer who are abutting property owners to 52 Pearl Street, owned by Steven and Caroline Young. It was noted that the suit is actually an appeal of the Commission's determination regarding the Young's garage.

V. APPROVAL OF THE MINUTES OF October 16, 2012

MOTION: To approve the minutes of October 16, 2012

Motion made by Brady, seconded by Everett, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Election of Officers

MOTION: To continue the election of officers to the next regularly scheduled meeting.

Motion made by Kimenker, seconded by Everett, so voted unanimously

VIII. ADJOURNMENT

Motion to adjourn at 8:25 p.m. made by Kimenker, seconded by Everett, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II